

PLANNING ZONING BOARD
Tuesday, February 20, 2018

The Planning & Zoning Board held their regular meeting on Tuesday, February 20, 2018 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Ricky Hall, Nate Perry, Dean Ward, Justin Moody, Bonnie Blalock and Eric Crissman. Absent was Michael Benesch. Staff members present were Nathan Page Planning Director, Aaron Holland Assistant City Manager and Debbie Jolly Zoning & Inspection Technician. Chair Hall called the meeting to order, gave the Overview of the Board, general meeting rules and gave the invocation.

The Planning Board elected their officers, with Eric Crissman making a motion for Ricky Hall to continue to serve as Chair, seconded by Bonnie Blalock. There were no other nominations and the motion passed unanimously. Ricky Hall made a motion for Dean Ward to serve as Vice-Chair, seconded by Bonnie Blalock. There were no other nominations, and the motion passed unanimously.

1. Approval of the December 19, 2017 meeting minutes. Nate Perry made a motion for approval, second by Ricky Hall. All voted in favor.
2. New Business
 - a. RZ1801- Rezoning of four lots on Grandview Drive from R-9 to R-7 due to a survey error. Request by Scott Wallace, Keystone Homes. GPIN 8883014496, 8883012482, 8883014424, 8883013453.

The following person spoke on this item:
Carol Norton 521 Grandview Drive

There was some discussion among the Board members and they told Mrs. Norton to go to the City Council Meeting to discuss the dead tree potentially on her property with builders. Planning board members recommended approval of the change from R-9 to R-7. Chair Ricky Hall asked for a motion to approve, Eric Crissman made a motion to approve seconded by Nate Perry. All voted aye.

The Planning board was adjourned until after the Board of Adjustment meeting.

Planning Board reconvened to finish with the old business.

3. Old Business
 - a. Nonconforming Uses and Nonconforming Buildings- Request by Dean Ward to discuss. Mr. Ward talked about nonconforming uses and he thinks the City needs to do a better job of informing the citizens of changes. Discussion was held on how to make the process better for all involved. The Planning Board elected Mr. Crissman to go to the next city council meeting to voice the boards concerns.

No further business the meeting was adjourned.

Respectfully Submitted,
Debbie Jolly

PLANNING ZONING BOARD

Tuesday, April 17, 2018

The Planning & Zoning Board held their regular meeting on Tuesday, April 17, 2018 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Ricky Hall, Nate Perry, Justin Moody, Michael Benesch, Bonnie Blalock and Eric Crissman. Absent was Dean Ward. Staff members present were Nathan Page, Planning Director, Aaron Holland, Assistant City Manager and Alexa Powell, Planner. Chair Hall called the meeting to order, gave the Overview of the Board, general meeting rules and gave the invocation.

1. Approval of the February 20, 2018 meeting minutes. Bonnie Blalock made a motion for approval, second by Ricky Hall. All voted in favor.

2. New Business

- a. SUP1801- New St Duplex. Application for a new duplex at 708 ½ New Street, GPIN 8884076833. Application by Mr. Bhatti.

Nathan Page was sworn in. The staff report was read aloud. The Ricky Hall asked for anyone in the audience to provide evidence and hearing none moved to postpone until such time that someone could speak on behalf of the applicant. Eric Crissman asked if efforts had been made to notify the applicant of the Planning Board meeting. Nathan Page responded that he had followed the procedure for notification. In addition, he called the applicant on 4/10/18 but was unable to reach him and so sent a follow up email. Eric Crissman seconded the motion to table the application. All voted in favor.

- b. SUP1802- Melville St Duplex. Application for construction of a new duplex at 306 and 308 S Melville Street, GPIN 8884227612. Application by Tanya Dunbar-Stone. Withdrawn 4/11/18

The applicant sent an email to withdrawal the application for a Duplex. The email was read aloud. Tanya Stone indicated in the communication she would pursue the development of a single family home on the lot instead. As a procedural matter, Ricky Hall motioned to accept the withdrawal of SUP1802. Seconded by Nate Perry. All voted in favor.

Nathan Page provided a brief overview of the development projects in front of the City including those seeking Technical Review Committee (TRC) approval. In the course of the discussion, Eric Crissman requested for Staff to put together some recommendations with regard to creating a standard for fencing in Graham's overlay districts. More specifically, he wanted this proposal to address optional fences put up by property owners which were not required by the Development Ordinance in order to protect the aesthetics of these important corridors. Eric Crissman made a motion to this effect. Michael Benesch asked for clarification as to whether potentially disallowing chain link might impact developments required to have such security fencing during demolition and construction. Nathan Page confirmed that those requirements were addressed separately in the Development Ordinance and would not be affected by any potential changes made by amending this section. The motion was seconded by Ricky Hall. All voted in favor.

Eric Crissman brought another request to Staff to add an overlay district to all major entrances into Graham. Eric Crissman made a motion for Staff to look at creating overlay districts on all main corridors. Nate Perry seconded the motion. All voted in favor. Staff was requested to look at W. Harden Street, W. Elm Street, N. Main Street, and E. Elm Street as potential locations to expand overlay districts

and provide recommendations for the Planning Board's consideration at the next meeting.

No further business the meeting was adjourned.

Respectfully Submitted,
Alexa Powell

PLANNING ZONING BOARD

Tuesday, May 15, 2018

The Planning & Zoning Board held their regular meeting on Tuesday, May 15, 2018 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Ricky Hall, Nate Perry, Michael Benesch, Bonnie Blalock, Dean Ward and Eric Crissman. Absent was Justin Moody. Staff members present were Nathan Page, Planning Director, Aaron Holland, Assistant City Manager, Debbie Jolly Zoning/Inspection Technician and Alexa Powell, Planner. Chair Hall called the meeting to order, gave the Overview of the Board, general meeting rules and gave the invocation.

1. Approval of the April 17, 2018 meeting minutes. Mike Benesch made a motion for approval, second by Dean Ward. All voted in favor.

2. Old Business

- a. SUP1801- New St Duplex. Application for a new duplex at 708 ½ New Street, GPIN 8884076833. Application by Mr. Bhatti.

Nathan Page was sworn in. Nathan Page stated he had reached out to the applicant but had not heard back from them. Also, Nathan read a statement from Kevin Pugh, building inspector, stating the only record of permits being pulled for the above address is an electrical permit from 4/27/15 for 200-amp service upgrade and this permit is actually for 708 New St, the existing single-family residence on the property. Then Ricky Hall asked for anyone in the audience to speak on this matter.

Ricky Hall made a motion to adopt the Findings of Fact and Conclusions as drafted by staff, with the addition of the building inspector's testimony, and to deny the application as not consistent with The Graham 2035 Comprehensive Plan, Dean Ward seconded. All voted in favor.

Findings of Fact and Conclusions:

1. All applicable regulations of the zoning district in which the use is proposed are complied with.

- *The property is zoned R-7, a duplex is permitted only with a special use permit, or a rezoning to R-MF or R-G.*

2. Conditions specific to each use, identified by the Development Ordinance, are complied with.

The criteria in Section 10.149 Special Uses Listed for permitting a Duplex Dwelling Unit are as follows:

- Minimum of 11,000 square feet for each two dwelling units required. *The property appears to be in excess of 11,000 square feet.*

- Minimum of 80 feet road frontage required. On corner lots this frontage shall be measured on the side with the shortest width. *The property appears to have street frontage in excess of 80 feet.*

3. The use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted.

- *The use of the location as a duplex will not materially endanger the public health or safety.*

4. The use will not substantially injure the value of adjoining property or that the use is a public necessity.

- *The use of the location as a duplex will not substantially injure the value of adjoining property.*
5. The location and character of the use if developed according to the plan as submitted will be in harmony with the area in which it is to be located and in general conformity with the plan of development for the Graham planning area.
 - *The duplex is located in a neighborhood residential section of Graham and the future land use is Downtown Residential. Therefore, a duplex is in general conformity with The Graham 2035 Comprehensive Plan.*
6. Satisfactory provision has been made for the following, when applicable: vehicle circulation, parking and loading, service entrances and areas, screening, utilities, signs and lighting, and open space.
 - *All said items have been satisfactorily addressed in the application including the use of the existing driveway for access and vehicle parking.*
7. The Building Inspector has not evaluated the proposed structure for code compliance, despite the applicant's statement that a new roof has been placed upon the structure.
 - *The current digital permit system has records for more than 10 years, indicating there may have been unpermitted work done at this location.*

3. New Business

a. CR1801- Shamrock Post Southern Loop. Application for a new Conditional Zoning for additional homes within the old Southern Loop Route. Application by Jimmy Collins, Concept Builders for GPINs 8873328657, 8873239224, and 8873239631

Nathan Page provided a brief overview of the development project, as stated in the Staff Report.

Jimmy Collins 5556 Friendship Patterson Rd

Mr. Collins explained the changes that were made to the plan and he has since purchased more property adjacent to the existing property.

Brent Cockrum 8518 Triad Dr Colfax, NC

The site engineer answered questions on the buffer and the storm water runoff from the board and the adjoining property owners.

The following people spoke against this rezoning for various reasons:

Ann Kelly 2270 Racetrack Rd
Gene Sherard Jr 5315 Mason Loop Rd Wilmington, NC 28409
Brent Cockrum 8518 Fleming Dr
William Foster 2304 Sherard Trail

Ricky Hall made a motion to recommend City Council approve CR1801, with a requirement for a 20' undisturbed buffer on the Western property edge. Eric Crissman seconded. The vote was 5 to 1 with Dean Ward dissenting.

b. AM1801 – Temporary Outdoor Sales. Application for amending the Development Ordinance to regulate temporary sales in the Code of Ordinances. Application by Chelsea Dickey, CoOperative.

The following people spoke against amending the Development Ordinance for various reasons:

Don Penney	110 N Main St
Jennifer Talley	808 Sideview St
Chuck Talley	808 Sideview St
Bob Epting	3567 Durham St Ext
James Fletcher	6242 S 87 Hwy

Jan Searls of 526 E. Pine St spoke in favor of changing the ordinance.

The Planning Board discussed the options for the language in the Development Ordinance and a way to change it to help everyone. It was noted that this has went back and forth from Planning Board to City Council and the Planning Board feels City Council should make the final determination. Dean Ward made a motion to approve this with a recommendation to add “temporary vehicular outdoor sales” to the Code of Ordinances. Ricky Hall Seconded. The vote was 4 to 2, with Nate Perry and Eric Crissman dissenting.

c. AM1802 – Fencing in Overlays. Application by the Planning Board to clarify the appearance of fencing within the Overlay Districts. After a brief discussion, Eric made a motion to approve and add fencing to the existing language and remove the first sentence, seconded by Nate Perry. All vote Aye.

d. AM1803 – Entrance Overlays. Discussion by Planning Board with regards to future potential regulations within the City’s gateways. After a lengthy discussion about this and sidewalks. The planning board decided to revisit this next month.

4. Public comments on non-agenda items

Jennifer Talley 808 Sideview

Asked the Planning Board to make it easier for a seasonal businesses that are just starting. She stated it would be beautiful to see all the flowers at the Garden Valley Farmer’s Market coming off the interstate.

No further business the meeting was adjourned.

Respectfully Submitted,
Debbie Jolly

PLANNING ZONING BOARD

Tuesday, June 19, 2018

The Planning & Zoning Board held their regular meeting on Tuesday, June 19, 2018 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Ricky Hall, Nate Perry, Justin Moody, Bonnie Blalock, Dean Ward and Eric Crissman. Absent was Michael Benesch. Staff members present were Nathan Page, Planning Director, Aaron Holland, Assistant City Manager, and Alexa Powell, Planner. Chair Hall called the meeting to order, gave the Overview of the Board, general meeting rules and gave the invocation.

1. Approval of the May 15, 2018 meeting minutes. Eric Crissman made a motion for approval, second by Ricky Hall. All voted in favor.
2. New Business
 - a. RZ1803 – Rezoning. Application requesting a rezoning from I-1 to B-2 for property located at 603 W. Harden St. submitted by Larry Brooks.

Nathan Page provided a brief overview of the development project, as stated in the Staff Report.

Larry Brooks 1509 Stonegate Dr. Graham, NC 27253

Tom Boney 114 W Elm St, Graham, NC 27253

Mr. Boney inquired whether there were plans for expansion at the present time.

Mr. Brooks indicated there were no plans at the present time for expansion. He explained the intent of this request was to properly zone the property so that future development would be permitted on this site.

Ricky Hall made a motion to approve the application stating it was consistent with the 2035 Comprehensive Plan and its intent was to bring the property into compliance with the current zoning regulations. Bonnie Blalock seconded. All vote Aye.

- b. AM1804 – Text Amendment. Application to permit duplexes as use-by-right within the R-7 district submitted by Kristin Foust.

Kristin Foust 1851 S. Main St. Graham, NC 27253

There are two parcels located on Washington St. the applicant would like to split into four lots to allow the construction of four duplex units. The applicant provided drawings of the proposed duplexes using the same plan as existing duplexes located at 307-309 Washington St. As currently written the Development Ordinance would not permit a Special Use Permit to be granted because the properties in question do not meet the street frontage nor the lot size requirements.

There was some discussion among the Board regarding a desire to permit this project stating it would be an asset to the neighborhood and a good use of land but there was hesitation by some members to adopt a blanket statement allowing duplexes in any R-7 zoned property.

Nathan Page indicated the Board could not make a motion specific to approving this individual project as the public notice was only for a text amendment. Alternatively, the Board could approve alternate language for a SUP to allow applicant to be eligible to apply for a SUP for each of the proposed

duplexes at the next meeting.

Dean Ward suggested the quality of the builder's products had no bearing on whether or not to allow duplexes in R-7 but rather the Board had a responsibility to look at the 2035 Comprehensive Plan and determine if the request was in keeping with those goals.

Dean Ward moved to recommend approval of the application as presented stating the application was consistent with the Graham 2035 Comprehensive Plan. Seconded by Nate Perry. The vote was 4 to 2, with Ricky Hall and Eric Crissman dissenting. The motion was approved as written.

c. RZ1802 – Rezoning. Application requesting a rezoning from R-7 to B-3 for property located at 204 E. McAden St. submitted by Curt McVey. Nathan Page provided a brief overview of the development project, as stated in the Staff Report. The applicant was not in attendance. Ricky Hall made a motion to table the application until such time as the applicant appears before the Board. Dean Ward seconded. All vote Aye.

d. AM1803 – Entrance Overlays Text Amendment. There was discussion by the Board regarding the addition of overlay districts for the entryways into Graham including 54 West, E. Elm St., and Washington St.

Nate Perry made a motion to wait for all members to be present for this discussion. The motion was not seconded and therefore failed to pass.

Members of the Board were then polled by the Chairman as to whether they wished to continue pursuing the identification of specific overlay criteria for these corridors. A majority wanted to look at what requirements could be made to address incompatible uses as well as improve the corridors aesthetic appeal. Several Board members expressed a desire for any criteria adopted to be reasonable and not stifle existing or future business. Dean Ward requested for staff to look into Burlington's Used Tire ordinance and bring the language back next month to explore something like that for Graham. The Board also requested that staff provide examples of overlay ordinances as a starting point for developing requirements. Discussion to be continued at next month's meeting.

Ricky Hall made a motion to adjourn. Seconded by Dean Ward. All vote Aye.

No further business the meeting was adjourned.

Respectfully Submitted,
Alexa Powell

PLANNING ZONING BOARD

Tuesday, July 17, 2018

The Planning & Zoning Board held their regular meeting on Tuesday, July 17, 2018 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Ricky Hall, Nate Perry, Justin Moody, Bonnie Blalock, Dean Ward, Eric Crissman and Michael Benesch. Staff members present were Nathan Page, Planning Director, Aaron Holland, Assistant City Manager, and Debbie Jolly Zoning & Inspection Technician. Chair Hall called the meeting to order, gave the Overview of the Board, general meeting rules and gave the invocation.

1. Approval of the June 19, 2018 meeting minutes. Michael Benesch made a motion for approval, second by Nate Perry. All voted in favor.

Mr. McVey was heard here instead of Old business since he was here to represent himself.

RZ1802 – Rezoning from R-7 to B-3 for property located at 204 E McAden Street. Application by Curt McVey. GPIN 8884223927. Curt McVey-415 W. Pine St, Graham NC 27253

Curt McVey- 415 W. Pine St, Graham NC 27253

Mr. McVey explained that his last tenant had passed away unexpected and he had not found a suitable tenant until now. After a brief discussion, Eric Crissman made a motion to approve RZ1802 from R-7 to B-3 Ricky Hall seconded. All voted Aye.

2. New Business

- a. RZ1804 – Rezoning from R-18 to R-9 for property located on Rogers Rd. Application by Greg Garrett, Shugart Enterprises, LLC. GPIN 8872986536, 8873900485

Nathan Page provided a brief overview of the development project, as stated in the Staff Report.

Greg Garrett from Shugart was not present to make a presentation. Eric Crissman made a motion to table until the next meeting seconded by Bonnie Blalock. 6 voted Aye 1 opposed.

- b. S1801 – Application for 178 units on approximately 106 acres. Application by Greg Garrett, Shugart Enterprises, LLC. GPIN 8872986536, 8873900485

Chris Foust 1851 S. Main St. Graham, NC 27253

David Michael 4101 Oak Cliff Rd Greensboro, NC

Both party spoke in favor of the sub division but wanted to make sure it would not block the other landowners that have adjoining properties. In addition, the roads could handle the traffic. Ricky Hall made a motion to table this since Shugart was not here Eric Crissman seconded. All voted Aye.

- c. AM1805 – Application to amend the Table of Permitted Uses to permit Life Counseling in the B-1

downtown district. Application by William Hughes.

William Hughes 108 W Elm St Graham, NC 27253

Gene Smith 138 Canterbury Danville, VA 24541

Tom Boney 1240 Gemstone Ct Graham, NC 27253

Mr. Hughes spoke on behalf of the Life counseling center and explained what Mr. Smith does and that he didn't think this would be a problem when he rented the space to him. Mr. Smith addressed a few concern that the board had. Mr. Boney addressed the board with some questions and concerns on why this was a problem. After a lengthy discussion, Ricky Hall made a motion to approve 10.16 with added language no more than 14 in a class at one time. 10.135 add O-1 to use type. Mr. Hall withdrew his motion. Mr. Crissman made a motion to approve 10.16 recommended language and add no more than 14 people in a group at any time. Also, add to table of permitted uses O-1. Ricky Hall seconded. Vote was 3-4 opposed. Mr. Hall made a motion to table this until the next meeting and ask the staff to get more information. Mr. Ward seconded. All voted Aye.

3. Old Business

- a. AM1803 -- Entrance Overlays. Discussion by Planning Board with regards to future potential regulations within the City's gateways. Nathan explain we did not have examples of others city overlay at this time. The board requested that he work on getting some for the next meeting. Mr Hall made a motion to table this until stall could get more information Dean Ward seconded. All voted Aye.
- b. Discussion Regarding Used Tire Ordinance from Burlington. Nathan Page presented the Burlington Tire Ordinance the board had a brief discussion. Michael Benesch made a recommendation to forward to City Council with recommended changes to the 2035 Comprehensive Plan Nate seconded 6-1 vote

Ricky Hall made a motion to adjourn. Seconded by Dean Ward. All vote Aye.

No further business the meeting was adjourned.

Respectfully Submitted,
Debbie Jolly

PLANNING ZONING BOARD

Tuesday, August 21, 2018

The Planning & Zoning Board held their regular meeting on Tuesday, August 21, 2018 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Ricky Hall, Nate Perry, Justin Moody, Bonnie Blalock, Dean Ward, and Eric Crissman. Michael Benesch was absent. Staff members present were Nathan Page, Planning Director, Aaron Holland, Assistant City Manager, and Alexa Powell, Planner. Chair Hall called the meeting to order, gave the Overview of the Board, general meeting rules and gave the invocation.

1. Approval of the July 17, 2018 meeting minutes. Dean Ward made a motion for approval, seconded by Bonnie Blalock. All voted in favor.

2. New Business

- a. RZ1805 – Initiate I-1 zoning for a parcel located at the intersection of Senator Ralph Scott Parkway, Governor Scott Farm Road, and Kimrey Road. Application by William Seymour, Windsor Commercial. GPIN 9803085096.

Buddy Seymour

5603 New Garden Village Dr. Greensboro, NC 27410

Mr. Seymour indicated Windsor Commercial was interested in initiating zoning to develop this parcel as industrial property. Eric Crissman made a motion to recommend approval given that it was consistent with Graham's 2035 Comprehensive Plan, Ricky Hall seconded. All voted Aye.

- b. RZ1806 – Rezoning from B-2 to B-1 for property located at 206 E. Elm Street, and the adjacent City Parking Lot. Application by Haywood Simpson. GPIN 8884243495, 8884242495.

Haywood Simpson

2714 W. Front Street Burlington, NC 27215

Tom Boney

1240 Gemstone Ct Graham, NC 27253

Mr. Simpson stated that this property had a fire on July 16 which resulted in a total loss of the front building. He indicated that the two buildings on the property took up a majority of the lot prior to this event. He was interested in building this structure back to its original footprint but the current zoning would not permit him to do so because it would not meet the front yard setback requirement. However, by rezoning the property to B-1 Mr. Simpson would be permitted to build up to the property line. Mr. Boney inquired about the inclusion of the adjacent City owned parking lot in this rezoning request. Staff indicated the rezoning of the parking lot adjacent to the applicant's parcel was initiated by the City and given the parcels proximity to the CBD should be identified as part of the downtown. Ricky Hall made a motion to recommend approval as stated in the staff report given that it was consistent with Graham's 2035 Comprehensive Plan, Nate Perry seconded. All voted Aye.

- c. AM1806 – An amendment to permit home occupations in Conditional Zones. Application by Kevin Ingold.

The applicant was not in attendance. Ricky Hall motioned to table this item since the applicant was not at the meeting, Dean Ward seconded. All voted Aye.

- d. AM1807 - An amendment to permit modular or mobile offices within the Overlay Districts. Application by Tony Holt.

Tony Holt

327 E. Elm St. Graham, NC 27253

Tom Boney

1240 Gemstone Ct Graham, NC 27253

Mr. Holt indicated that his business has been operating in Graham for about 20 years renting space on the corner of Elm St. and Harden St. During this time the facility has served as a manufacturing base for the production of medical compression fabrics. The company was recently acquired and the new ownership is in the process of expansion including hiring additional staff. As a result of this growth he needs 8 new office spaces for these employees. The current building is mostly a manufacturing facility and has limited office space. The challenge as described by Mr. Holt is that because he does not own the building it would be difficult to justify making capital improvements to the property. His request is to allow the use of a modular office building, in the adjacent parking lot for the medium to long term, in order to solve this lack of on-site office space problem.

Mr. Boney highlighted that this request was not specific to Mr. Holt's property and questioned the necessity of allowing this type of building city-wide in all of the Overlay Districts versus making an exception for this property owner. Mr. Boney also asked if there were alternatives to the action being requested. Staff explained the Planning Board could not change the standards for just one parcel to be excluded from a regulation. Staff offered that alternatively the applicant could apply for a conditional rezoning. However, staff cautioned that the risk of doing so is that during the conditional rezoning process City Council may ask the applicant for additional improvements in exchange for granting the request. For example, City Council may require for the applicant to meet the current landscaping standards or something else along those lines because of the properties lack of conformity with current ordinances.

Mr. Boney followed-up with an additional question, regarding the ability for these mobile office to be used for sales. Staff indicated if this were to be approved, any mobile unit could be located on a parcel provided it was properly zoned for that use. Several members objected to permitting this type of building in our most visible corridors and expressed a desire to protect the Overlay Districts.

Eric Crissman made a motion to recommend denial of the application because the proposal is inconsistent with the Overlay District regulations as well as Graham's 2035 Comprehensive Plan, Nate Perry seconded. Eric Crissman and Nate Perry voted in favor. Dean Ward, Ricky Hall, Bonnie Blalock, and Justin Moody were opposed. The motion failed.

Ricky Hall made a motion to recommend approval stating it was consistent with Graham's 2035 Comprehensive Plan, Dean Ward seconded. Dean Ward, Ricky Hall, Bonnie Blalock, and Justin Moody voted in favor. Eric Crissman and Nate Perry were opposed. The motion was approved. After the vote Eric Crissman made a brief statement about his dissent and requested for Chairman Hall to identify the ways in which the project was consistent with the 2035 Comprehensive Plan. There was no additional discussion with regards to this item.

3. Old Business

a. RZ1804 – Rezoning from R-18 to R-9 for property located on Rogers Rd. Application by Greg Garrett, Shugart Enterprises, LLC. GPIN 8872986536, 8873900485.

Greg Garrett

221 Jonestown Rd. Winston Salem, NC 27104

Mr. Garrett asked for the property to be rezoned to R-9 in order to develop this area now with the removal of the southern loop project. He indicated this proposal was consistent with the land use plan in Graham's 2035 Comprehensive Plan.

Eric Crissman made a motion to recommend approval, seconded by Ricky Hall. All voted Aye.

b. S1801 – Application for 178 units on approximately 106 acres. Application by Greg Garrett, Shugart Enterprises, LLC. GPIN 8872986536, 8873900485.

Greg Garrett

221 Jonestown Rd. Winston Salem, NC 27104

Eric Crissman asked Mr. Garrett about the density of the development. The developer explained that several detailed rock studies were completed and the density was mainly a function of the challenge of avoiding rock along with existing topography which were both limiting factors in this location. Ricky Hall made a motion to recommend approval as written including the cul-de-sac as it is in keeping with Graham's 2035 Comprehensive Plan upon the condition that the subdivision meets all TRC standards for approval, Nate Perry seconded. Dean Ward, Ricky Hall, Bonnie Blalock, Nate Perry, and Justin Moody voted in favor. Eric Crissman was opposed. The motion passed.

c. AM1805 – Application to amend the Table of Permitted Uses to permit Life Counseling in the B-1 downtown district. Application by William Hughes.

William Hughes

110 W Elm St Graham, NC 27253

Mr. Hughes spoke on behalf of the Life counseling center. Ricky Hall made a motion to recommend the approval of the language the Planning Board drafted at the previous meeting and to adjust the table of permitted uses as it was in keeping with the 2035 Comprehensive Plan, Eric Crissman seconded. All voted Aye.

d. AM1803 -- Entrance Overlays. Discussion by Planning Board with regards to future potential regulations within the City's gateways. Staff provided an example of Greensboro's ordinance. The Planning Board requested some additional examples of Overlay Districts in other cities.

No further business the meeting was adjourned.

Respectfully Submitted,
Alexa Powell

PLANNING ZONING BOARD
Tuesday, October 16, 2018

The Planning & Zoning Board held their regular meeting on Tuesday, October 16, 2018 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Dean Ward, Nate Perry, Justin Moody and Eric Crissman. Bonnie Blalock, Ricky Hall and Michael Benesch was absent. Staff members present were Nathan Page, Planning Director, Alexa Powell, Planner and Debbie Jolly, Zoning and Inspection Technician. Vice Chair Ward called the meeting to order, gave the Overview of the Board, general meeting rules and gave the invocation.

1. Approval of the August 21, 2018 meeting minutes. Eric Crissman made a motion for approval, seconded by Justin Moody. All voted in favor.
2. New Business
 - a. AM1808 – Tree and Appearance Boards. Requests by City Council to change and move the language for the Tree Board and Appearance Commission. Nathan Page presented this to the commission. The commission had a brief discussion. Nate Perry made a motion to approve AM1808. Seconded by Eric Crissman. All voted Aye.
3. Old Business
 - a. AM1803 – Entrance Overlays. Discussion by Planning Board with regards to future potential regulations within the City's gateways. The Board requested staff write draft language which would Preserving and enhancing property values through creation of high quality developments, and present at the November meeting.
4. Review and Potential Update of The Graham 2035 Comprehensive Plan- The Board felt the goals within the 2035 Plan are still appropriate.
5. Public comment or non- agenda items

Eric Crissman made a motion to adjourn. Seconded by Justin Moody. All vote Aye.

No further business the meeting was adjourned.

Respectfully Submitted,
Debbie Jolly

PLANNING ZONING BOARD
Tuesday, November 20, 2018

The Planning & Zoning Board held their regular meeting on Tuesday, November 20, 2018 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Dean Ward, Nate Perry, Bonnie Blalock, Ricky Hall and Michael Benesch. Justin Moody and Eric Crissman was absent. Staff members present were Nathan Page, Planning Director, Alexa Powell, Planner and Debbie Jolly, Zoning and Inspection Technician. Chair Hall called the meeting to order, gave the Overview of the Board, general meeting rules and gave the invocation.

1. Approval of the October 16, 2018 meeting minutes. Dean Ward made a motion for approval with correction to made that Ricky Hall was absent last month seconded by Bonnie Blalock. All voted in favor.
2. New Business
 - a. Election of Chair and Vice-Chair- Dean Ward Nominated Ricky Hall for Chair seconded by Bonnie Blalock. All voted aye. Ricky Hall nominated Dean Ward for Vice-Chair Bonnie Blalock seconded. All voted Aye.
 - b. RZ1807- Sizemore Main/Moore Rezoning of parcels on the SE corner of the interstate- Nathan Page gave an overview of the request. Joseph Sizemore- 5648 Mt Herman Rock Creek Rd Explained why they wanted to rezone and they do have a potential buyer. Mr. Sizemore answered several questions from the board. Ricky Hall made a motion to approve RZ1807 seconded by Michael Benesch. All voted Aye.
3. Public comment or non- agenda items

Ricky Hall made a motion to adjourn. All vote Aye.

No further business the meeting was adjourned.

Respectfully Submitted,
Debbie Jolly

PLANNING ZONING BOARD

Tuesday, January 15, 2019

The Planning & Zoning Board held their regular meeting on Tuesday, January 15, 2019 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Dean Ward, Nate Perry, Bonnie Blalock, Ricky Hall and Eric Crissman. Justin Moody and Michael Benesch was absent. Staff members present were Nathan Page, Planning Director, Alexa Powell, Planner Aaron Holland Assistant City Manager and Debbie Jolly, Zoning and Inspection Technician. Chair Hall called the meeting to order, gave the Overview of the Board, general meeting rules and gave the invocation.

1. Approval of the November 20, 2018 meeting minutes. Ricky Hall made a motion to approve seconded by Nate Perry. All voted in favor.

2. New Business

- a. CR1803- Signature Woody- Application by Brian Wise, GPIN 8884821071 and 8884825405. Application to rezone from R-18 to CR to construct up to 288 multifamily units. Nathan Page present the project. Mr. Wise gave an overview on his project and a brief background of his company. He explained he would like to have a meeting with the community which he had arranged for on January 30 at the Graham Civic Center from 4-6. This would give him time to get feedback from the neighborhood. At this time, the commission gave the public time to talk. The following neighbors spoke on their concerns on the apartments and the effects it has on them.

Janice McSherry-	1047 Valley Dr.
Jane Marie Baker-	927 Whittemore Rd.
Kimberly Gardner-	1037 Noah Rd.
Jeanne Neal-	967 Woody Dr.
Billy Carter-	1114 Arthur Dr.
Richard Ramos-	1196 Valley Dr.
Walter Webster-	1347 Lancelot Ln.
Paul Keller-	410 Stonehedge Dr.
Bill Quinn-	Hillsborough, NC

Chairman Hall closed the public hearing. Mr. Crissman addressed some of the concern, and then ask Mr. Page some question. The commission discussed the concern. Ricky Hall made a motion to table seconded by Dean Ward. All voted Aye.

Mr. Ward ask if the times could be adjusted so everyone could make it. Mr. Wise stated he would check on doing two dates and he would get email addresses for several neighbors. Mr. Page agreed to put dates on website.

3. Public comment or non- agenda items

Eric Crissman made a motion to adjourn Mr. Hall Seconded. All vote Aye.

No further business the meeting was adjourned.

Respectfully Submitted,
Debbie Jolly

PLANNING ZONING BOARD

Tuesday, February 19, 2019

The Planning & Zoning Board held their regular meeting on Tuesday, February 19, 2019 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Dean Ward, Nate Perry, Bonnie Blalock, Ricky Hall, Eric, Crissman and Michael Benesch. Justin Moody was absent. Staff members present were Nathan Page, Planning Director, Alexa Powell, Planner Aaron Holland Assistant City Manager and Debbie Jolly, Zoning and Inspection Technician. Chair Hall called the meeting to order, gave the Overview of the Board, general meeting rules and gave the invocation.

1. Approval of the January 15, 2019, meeting minutes. Ricky Hall made a motion to approve seconded by Nate Perry. All voted in favor. Mr. Hall ask to move New Business SUP1901 to top of agenda.
2. New Business
 - a. SUP1901 Kronbergs Campground. Application by Chuck Talley –Aaron Holland explained the application for Special Use Permit to permit a Commercial Campground with up to 75 Recreational Vehicle spots upon site. Chuck Talley 808 Sideview St gave his presentation on the RV park stated it is a 34 Arce park plan is showing 61 spaces application states up to 75 he does not see doing 75. Plan has gone through TRC per Mr. Talley and he plans to meet all of them. The planning board had a brief discussion, asked Mr. Talley a few question. Eric made a motion to approve SUP1901 on staff recommendation based The Graham 2035 Comprehensive Plan and the City of Graham Development Ordinance conditions. Ricky Hall seconded. All voted Aye.
3. Old Business
 - a. CR1803- Signature Woody- Application by Brian Wise, GPIN 8884821071 and 8884825405. Application to rezone from R-18 to CR to construct up to 288 multifamily units. Alexa Powell presented the project and spoke about the public meeting he had with the community. Mr. Wise gave an overview on his project. Mr. Wise answered questions from the board and the public.

The following individuals spoke about the project;

Richard Ramos-	1196 Valley Dr.
Jeanne Neal-	967 Woody Dr.
Chuck Talley-	808 Sideview Dr.
Gary Eichmann-	100 Joe Ct.
Tom Boney-	114 W Elm. St.
Vic Pate-	1037 Valley Dr.
Sammy Holt-	1016 Camelot Ln.
Nathan Page-	617 W. Davis St.

Chairman Hall closed the public hearing. The Planning Board asked Mr. Wise some questions, and then asked Mr. Page some question about the DOT study. The board discussed the concerns. Eric made a motion to approve CR1803 on staff recommendation based The Graham 2035 Comprehensive Plan and the City of Graham Development Ordinance and the developments compliance with the Graham Development Ordinance, Staff recommends approval of the

Conditional Rezoning, with the following conditions A final site plan must be approved by the Technical Review Committee issuance of any multi-family permits. A TRC approved sidewalk connection to highway 54 shall be installed. The NCDOT required improvements shall be required prior to the issuance of a Certificate of Occupancy for any dwelling units. Three voted Aye Nate Perry, Ricky Hall, and Eric Crissman. Three opposed, Dean Ward, Bonnie Blalock, Michael Benesch.

New Business

- b. AM1901 Feather Flags. Application by Richard Shevlin. Request to permit Feather Flags within City of Graham. Alexa Powell made the presentation. Mr. Shevlin made his presentation to allow feather flags in the City of Graham. Chuck Talley – 808 Sideview St spoke in favor of the feather flags. The board asked Mr. Page a question on the time period of zoning violations notices for signs and he deferred to Jenni Bost, Zoning Enforcement to provide the timeline. After a brief discussion, Michael made a motion to table item AM1901 to give staff time to look at language. Ricky Hall seconded. Four voted Aye. Two Opposed Nate Perry and Eric Chrisman.
- c. Small Area Business Plan- Mr. Page presented a new committee that has been formed and asked the board for a volunteer to serve on the committee. Nate Perry and Eric Crissman both volunteered, Nate Perry was selected as the representative.

4. Public comment on non- agenda items

Eric Crissman made a motion to adjourn Mr. Hall Seconded. All vote Aye.

No further business the meeting was adjourned.

Respectfully Submitted,
Debbie Jolly

PLANNING ZONING BOARD

Tuesday, March 19, 2019

The Planning & Zoning Board held their regular meeting on Tuesday, March 19, 2019 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Dean Ward, Nate Perry, Ricky Hall, Eric Crissman and Michael Benesch and Justin Moody. Staff members present were Nathan Page, Alexa Powell, Aaron Holland, and Debbie Jolly, Zoning and Inspection Technician. Chair Hall called the meeting to order, gave the Overview of the Board, general meeting rules and gave the invocation.

- Approval of the February 19, 2019, meeting minutes. Dean Ward made a motion to approve seconded by Nate Perry. All voted in favor.

- Old Business

- AM1901 Feather Flags. Application by Richard Shevlin. Request to permit Feather Flags within City of Graham. Mr. Page presented a list of cities within 50 miles of us who permit feather flags anywhere within their jurisdiction. Mr. Shevlin made his request to allow feather flags in the City of Graham.

Chuck Talley - 808 Sideview St. spoke in favor of the feather flags.

Jennifer Talley-808 Sideview St. spoke in favor of the feather flags.

Helen Sharpe- 522 N Main St. spoke against the feather flags she represented the Appearance Commission.

The planning board discussed between themselves and asked Mr. Shevlin a couple of questions.

Mr. Perry and Mr. Crissman voiced their concerns on the feathered flags. Michael Benesh made a

motion to approve feather flags with language taken from the City of Norman Oklahoma, the motion was seconded by Dean Ward vote 4 voted Aye, Ricky Hall, Michael Benesch, and Justin Moody. Nate Perry and Eric Crissman were 2 opposed.

Ricky Hall made a motion to adjourn Michael Benesch seconded. All vote Aye.

No further business the meeting was adjourned.

Respectfully Submitted,
Debbie Jolly

PLANNING ZONING BOARD

Tuesday, April 16, 2019

The Planning & Zoning Board held their regular meeting on Tuesday, April 16, 2019 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Dean Ward, Nate Perry, Ricky Hall, Eric Crissman, Michael Benesch, Justin Moody and Bonnie Blalock. Staff members present were Nathan Page, Aaron Holland, and Debbie Jolly, Zoning and Inspection Technician. Chair Hall called the meeting to order, gave the Overview of the Board, general meeting rules and gave the invocation.

- Approval of the March 19, 2019, meeting minutes with correction Bonnie was not at the last Meeting and did not vote. A motion was made to approve the minutes as amended by Ricky Hall seconded by Dean Ward. All voted in favor. Before going to the new business Ricky Hall disclosed that he lives in the subdivision that is abutting the one we are discussing tonight and that he is a member of the Valleyfield HOA. Chair Hall polled the board and no members found a Conflict of Interest.
- New Business
 - RZ1901 Lacy Acres. Application by Penny Sekadlo to rezone approximately 58 acres from R-18 to R-9. GPIN 8872465865, 8872469418, and 8872562422. Mr. Page gave an overview of the requested subdivision. Penny Sekadlo and Carla Sevilla, the developer, gave a brief overview of the project. The following people spoke against the subdivision and voiced concerns about traffic, overcrowding, and the roads being accessed on what were previously dead end roads.

Sandra LeFrancois	973 Stonehaven Dr
Mary Taylor	974 Stonehaven Dr
Joseph Hessnice	985 Stonehaven Dr
Lauren Elinski	2447 Pepperstone Dr
Michelle Ping Johnson	986 Stonehaven Dr
Sally Hessnice	985 Stonehaven Dr
Bonnie Whitaker	2456 Greenview Dr
Stephen Byrd	2421 Chartwell Ln
Tom Balchin	2361 Knightdale Dr
Tyrone Richardson	2709 Pepperstone Dr
Jessica Valterra	2405 Chartwell Ln
Nicole Richardson	2709 Pepperstone Dr
Marsha Moore	2400 Chartwell Ln
Jim Trenner	2622 Pepperstone Dr
Selina Foster	2422 Pepperstone Dr
Tommy Arnold	2449 Greenview Dr
Jane Promnitz	2516 Pepperstone Dr
Pat Morefield	2705 Pepperstone Dr
Keith Nice	2432 Knightdale Dr

Richard Hughes
Rita Cole
Tommy Brown
Mike Sutton
Phyllis Holt
Robert Toney

2432 Knightdale Dr
944 Stonehaven Dr
2408 Whispering Hills Dr
2446 Whispering Hills Dr
3928 Yount Ct
2517 Covington Loop

Chair Hall closed the Public hearing. Penny Sekadlo and Carla Sevilla addressed some of the concerns that the neighbors brought up and answered questions from the planning board. The planning board had a brief discussion between themselves; Michael Benesch made a motion to deny. Dean Ward seconded. Vote was 5-2 with Nate Perry and Eric Crissman voting against.

b. S1901 Lacy Acres. Application by Penny Sekadlo for major subdivision with up to 165 single-family dwelling lots. Ricky Made a motion to deny. Dean Ward seconded. All voted Aye.

c. AM1902 Volunteer Representation. Application by Jan Searls to permit additional representation on our boards and commissions with the City of Graham. This item was pulled by Jan Searls and therefore did not get heard.

Chair Hall made a motion to adjourn, Michael Benesch seconded. All voted Aye.

No further business the meeting was adjourned.

Respectfully Submitted,
Debbie Jolly

PLANNING ZONING BOARD

Tuesday, August 20, 2019

The Planning & Zoning Board held their regular meeting on Tuesday, August 20, 2019 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Dean Ward, Nate Perry, Eric Crissman, Michael Benesch, Justin Moody, Bonnie Blalock and Rachel McIntyre. Staff members present were Nathan Page, Aaron Holland, and Debbie Jolly, Zoning and Inspection Technician. Vice Chair Ward called the meeting to order, gave the Overview of the Board, general meeting rules and gave the invocation.

- Dean Ward welcomed Rachel McIntyre to the board. Before going to the new business Dean Ward ask about voting on new Chair and Vice Chair. Vice Chair Ward asked for nominations. Justin Moody nominated Dean Ward seconded by Bonnie Blalock. Nate Perry nominated Eric Crissman seconded by Eric Crissman. Voting for Dean Ward as chair passed 4-3 opposed by Rachel McIntyre, Nate Perry and Eric Crissman. Voting for Nate Perry as chair failed 3-4 vote opposed by Dean Ward, Justin Moody, Bonnie Blalock and Michael Benesch. Vice Chair nomination were called for, Eric Crissman nominated Nate Perry seconded by Rachel McIntyre. Bonnie Blalock nominated Eric Crissman. Dean Ward nominated Justin Moody seconded by Bonnie Blalock. Voting for Nate Perry was 3-4 opposed by Dean Ward, Bonnie Blalock, Justin Moody and Michael Benesch. Votes for Justin Moody 4-3 opposing votes Eric Crissman, Nate Perry and Rachel McIntyre.
- Approval of the April 16, 2019 minutes. A motion was made to approve the minutes by Michael Benesch seconded by Nate Perry. All voted in favor.

a. RZ1902 Ward Street Application by Jensen Roll to rezone approximately 0.25 acres form R-12 to R-7 GPIN 8884223927. Mr. Page gave an overview of the requested rezoning. Jensen Roll explained why he wanted to rezone the property.

The following individuals spoke on this item:

Anthony Pierce	203 Ward St
Jensen Roll	414 S Maple St

Michael Benesch made a motion to approve the rezoning as it complies to the 2035 Comprehensive Plan. Seconded by Justin Moody. Ay vote Aye.

b. SU1902 Moore St Townhomes. Application by Brad Deaton-1400 Battleground Ave, Greensboro- for special Use Permit for 61 townhomes. GPIN 8883460674,8883364585 and 8883367692. Nathan Page gave a summary of the Special Use Permit. The applicant, Mr. Deaton came forward and gave his presentation.

The following individuals spoke on this item:

Laurie Pickard	101 Southwood Ct.
Bobby Minor	315 Old Farm Dr.
Kim Hodge	1128 Southwood Dr.
Christine Morrison	316 Old Farm Dr.

Steve Sumner	414 Old Farm Rd.
Karen Angelichio	1114 Southwood Dr.
Dana Scott	412 old Farm Rd.
Scott Packard	101 Southwood Ct.
Kevin Squires	500 Old Farm Rd.

The neighbors had concerns with traffic, parking on the street, speed limit and opening up the dead end roads. Other concerns new townhomes matching façade with what is already there, stormwater, stop signs on Moore and Old Farm. The public meeting was closed. The planning board had a discussion at this time Dean Ward mention the eight units and his concern to keep them the same as the ones that are already there. Also Mr. Ward mentioned making the 25-foot setback an undisturbed buffer, Mr. Crissman said that may be impossible when clearing land. The board discussed stormwater and other concerns. Chairman Ward opened back up public comments so board could ask Mr. Deaton some questions. Board ask about the eight units being slab construction. Mr. Deaton said he is willing to work with home owners to make changes such as façade, railing on porch, garage doors, foundation. He is willing to have a meeting with the neighbors. Mr. Sumner showed the board a video of water running through his back yard, he emailed this this Mr. Page for inclusion in the record. Chairman Ward stated he likes to give the developers time to meet with the homeowners so he would like to table this. Mr. Ward opened back up public comments for the developer. Mr. Deaton said he was fine with it being tabled. Mr. Ward closed public meeting. Michael Benesch made a motion to table until September meeting. Seconded by Justin Moody. All voted Aye.

c. RZ1903 Albany Street Duplex. Application by Cheaper Homes LLC to rezone approximately 0.25 acres from B-2 to R-7. GPIN 8874850468. Mr. Page presented the request to the Planning board. James Norman Thomas 4205 Alloway Pl, of Fayetteville stated he is the executor of the estate and stated why he wanted to sell the property. Eric made motion to deny RZ1903 based on the 2035 plan. Seconded by Justin Moody. All voted Aye. Mr. Boney ask the board to consider not denying just because the applicant is not present.

d.AM1903 Banquet Hall. Application by Aneesa Glines for a text amendment to permit banquet halls within business and industrial districts. Mr. Page gave an overview of the project. The applicant Aneesa Glines presented her project to the Planning board. Public concern with parking and zoning for current event center. After a brief discussion Eric Crissman made a motion to approve this application it consistent with the Graham 2035 Comprehensive Plan. Seconded by Nate Perry. All voted Aye.

The following individuals spoke on this item:

Jennifer Talley	808 Sideview St
Jordan Conklin	626 Johnson Ave
Jan Searls	526 E Pine St.

Bonnie Blalock made a motion to adjourn, Nate Perry seconded. All voted Aye.

No further business the meeting was adjourned.

Respectfully Submitted,
Debbie Jolly

PLANNING ZONING BOARD
Tuesday, September 17, 2019

The Planning & Zoning Board held their regular meeting on Tuesday, September 17, 2019 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Dean Ward, Nate Perry, Eric Crissman, Michael Benesch, Justin Moody, Bonnie Blalock and Rachel McIntyre. Staff members present were Nathan Page, Aaron Holland, and Debbie Jolly, Zoning and Inspection Technician. Chairman Ward called the meeting to order, gave the Overview of the Board, general meeting rules.

1. Approval of the August 20, 2019 minutes. A motion was made to approve the minutes by Dean Ward seconded by Eric Crissman. All voted in favor.

2. Old Business

- a. SU1902 Moore St Townhomes. Application by Brad Deaton-Greensboro- for special Use Permit for 61 townhomes. GPIN 8883460674,8883364585 and 8883367692. Nathan Page stated the applicant had requested to table this item until the October meeting. Eric Crissman made a motion to table. Seconded by Nate Perry. All voted Aye.

3. New Business

- a. AM1904 Boutique Shops. Application by Janet Ecklebarger to define Boutique Shops and make them use by right in Neighborhood Business(B-3). Nathan gave overview of Boutique Shops that was in the request.

Janet Ecklebarger 2872 Nereus Dr.

Janet Ecklebarger presented her application to the Planning Board and answered questions from the board. The planning board had a brief discussion. Nathan Perry made a motion to approve as presented with a condition to lower the maximum square footage from 5000 to 2000 sq ft, and that it was in accordance with the 2035 Comprehensive Plan. Seconded by Eric Crissman. Voted on 4-3 opposed was Dean Ward, Bonnie Blalock and Michael Benesch.

- b. CR1901 S Main St Townhomes. Application by Villane INC for 32 townhomes. GPIN 8882397172 Mr. Page gave an overview of this project. James H. Smith Jr, of Villane INC, 223 Shannon Dr. gave an overview of the project. The builder and the engineer answered questions from the Planning Board about the types of homes and the types of façades.

The following members spoke regarding this rezoning:

Penny Sekadlo 9220 Fairbanks Dr. Engineer

Mitchell Murphy 9220 Fairbanks Dr. Builder

Eddie Ross 2017 S Main St.

The Planning Board had a brief discussion about the need for townhomes in this area.

Eric Crissman made a motion to approve the application, and that it is consistent with the Graham 2035 Comprehensive Plan. Seconded by Rachel McIntyre. Vote was 6-1 Dean Ward vote nay.

- c. RZ1904 S Main Windsor. Application by David Michaels, Windsor Investments for rezoning from R-18 –R-9. GPIN 8883100157, and part of 888312515,8883216464, 8883204297,8883303914. Mr. Page presented the request to the Board. Applicant Mr. David Michaels came forward and gave his presentation. The following individuals spoke on this item:

Nikki Brian	1738 Parham Dr.
Mike Allen	265 W. Shannon Dr.
Eddie Ross	2017 S Main St.
Chris Foust	1851 S. Main St.
Hannah Bason	1838 Broadway Dr.

The neighbors had concerns about traffic, parking on the street and having more access to the subdivision. The Board had a discussion at this time about the concerns of the neighbors and that growth enable. Eric Crissman made a motion that the request be approve based on the 2035 Comprehensive Plan would be in consistence with policy 3.2.1, 3.3.2, and 4.3.1 land use patterns. Seconded by Nate Perry. Vote was 5-2 opposed Bonnie Blalock and Michael Benesch.

- d. Review and potentially update The Graham 2035 Comprehensive Plan. Mr. Page present the changes from 2017. The board had a discussion about updating the Plan and their views on the plan. Mr. Ward made a suggestion for the board to review the Plan and make notes on what they think needs to be changed.
- 4. Public comment on non-agenda items. Nathan Page reported on requiring an applicant to be present for a rezoning. He found that an applicant can choose to represent themselves anyway they want, including not showing up at all. If the Board or Council has unanswered questions or points of clarification that only the applicant can provide, they have the options of deferring the decision to have the applicant present or denying the application based on the evidence presented. Neither the Planning Board nor the City Council has subpoena power, however the Board of Adjustment does have that power.

Bonnie Blalock made a motion to adjourn, Michael Benesch seconded. All voted Aye.

No further business the meeting was adjourned.

Respectfully Submitted,
Debbie Jolly

PLANNING ZONING BOARD

Tuesday, 15, 2019

The Planning & Zoning Board held their regular meeting on Tuesday, October 15, 2019 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Dean Ward, Nate Perry, Eric Crissman, Michael Benesch, Justin Moody, and Rachel McIntyre. Bonnie Blalock was absent. Staff members present were Nathan Page, Aaron Holland, and Debbie Jolly, Zoning and Inspection Technician. Chairman Ward called the meeting to order, gave the Overview of the Board, general meeting rules.

1. Eric Crissman made a motion to move old business item b down to New Business after public comments and non- agenda items seconded by Dean Ward. All voted Aye. Approval of the September 17, 2019 minutes. A motion was made to approve the minutes by Eric Crissman seconded by Nate Perry. All voted in favor.
2. Old Business
 - a. SU1902 Moore St Townhomes. Application by Brad Deaton-Greensboro- for special Use Permit for 61 townhomes. GPIN 8883460674,8883364585 and 8883367692. Nathan Page stated the applicant had requested to table this item until the November meeting. Eric Crissman made a motion to table until next month with decision being made next month. Seconded by Rachel McIntyre. All voted Aye.
3. New Business
 - a. CR1902 Albany Business 109 Albany St- Application by Norman Thomas. Nathan Page gave overview of the project.

Norman Thomas 4205 Alloway Place

Norman Thomas presented his application to the Planning Board and answered questions from the board. The planning board had a brief discussion. Eric Crissman made a motion to approve as presented with the following conditions, the parcel be considered Land Use Classification 3 for purposes landscaping. A safety fence at least 3 feet in height be installed on the Western property line. Seconded by Michael Benesch. All voted Aye

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 - b. SUP 1903 Cherry Charter School Chairman Dean Ward accepted the request to withdraw this item.
 - c. AM1905 Residential Rear Setbacks, Application by Rocky Long for an amendment to Residential Rear Setbacks, to reduce the setback requirements. gave an overview of the project. Nathan Page gave an overview of the request of 20 feet setback from 20 percent.

of rear property line. Mr. Long presented his proposal to the planning board.
Rocky Long 1867 Challenge Dr.

The Planning board discussed about how this would affect different lots and lot sizes and asked Nathan several questions. Michael Benesh made a motion that the amendment be approved, with a note to 10.245 to allow the applicant to request approval from the Planning Department for a 20% rear yard setback in lieu of the 20-foot requirement. The application is consistent with The Graham 2035 Comprehensive Plan. Seconded by Nate Perry. All voted Aye.

Old Business

b. Review and potentially update The Graham 2035 Comprehensive Plan.
The Planning Board discussed adding the following underlined language to *The 2035 Comprehensive Plan*

Section 1.2.2 Interstate Signage. Obtain a “State Historic Site” sign along the interstate to recognize the Courthouse Square and North Main Street Historic Districts. Place signs within the Courthouse Square also indicating the importance of the Square and include a sign for Wyatt Outlaw.

Section 1.3.3 Harden Street. Prepare a corridor plan to guide development and public investment in the East Harden/NC54 corridor. Extend the Highway 54 Overlay to W. Elm Street and W. Harden Street. Prepare a corridor plan to guide development and public investment on each of the approaches to the downtown.

Section 1.3.3 Harden Street. Prepare a corridor plan to guide development and public investment in the East Harden/NC54 corridor. Extend the Highway 54 Overlay to W. Elm Street and W. Harden Street. Prepare a corridor plan to guide development and public investment on each of the approaches to the downtown.

Make education a strong point

An educated population and skilled workforce are critical for promoting economic development. Schools in Graham represent a huge asset for promoting the City and improving the area’s quality of life. Alamance Community College should become a focal point within the City and region. Increase citizen advocacy for school funding.

Policy 2.3.1(b): Downtown Entertainment Zone. Prioritize constructing a downtown entertainment venue to allow for entertainment within the Central Business District.

Strategy 2.3.4: Interstate Interchanges. Develop a plan for the Interstate Interchanges, to present to NCDOT, to include landscaping and pedestrian improvements.

Strategy 3.2.5: Future Transit Options. Consider coordinating within the region to implement a transit system for citizens to access the governmental offices located in downtown Graham, and increase accessibility to Alamance Community College. Prioritize coordinating with PART and Link transit systems for citizens to access the governmental offices located in downtown. This will also allow the City to utilize federal transit funds for pedestrian improvements in the vicinity of transit stops.

Policy 3.3.2: Limit Street Width. Reduce roadway lane widths in order to slow down vehicular traffic in areas where bicycle and pedestrian traffic is encouraged. Paint existing roadways that are wider than necessary, to allow for a multi-use path within the existing pavement.

Strategy 6.1.4.: Stormwater Education. Leverage existing state and federal resources to educate Graham’s residents to the possible dangers and ramifications of stormwater run-off.

d. Board and Commission Roles and Responsibilities for Website/Publications

- i. Board Description (if any changes needed from current website)
 - 1. The Planning Board is a seven member advisory board to the City Council on matters relating to land use planning and development. Five of the seven members are appointed by the City Council while two members are from Graham's Extra-Territorial Jurisdiction (ETJ) and are appointed by the Alamance County Board of Commissioners. Members serve three-year staggered terms. Regular meetings of the Planning Board are held on the third Tuesday of each month at 7:00pm in the Council Chambers of City Hall, 201 South Main Street.
- ii. Volunteer Description (ie. desired skills, knowledge, interests, personality, etc. are best suited to serving on B&C)
 - 1. Planning Board Meetings may last up to 4 hours, and it is anticipated that there will be an additional 4 hours of work prior to each meeting.
 - 2. Applicants should have an interest in current and future development.
 - 3. It will be necessary for a new member to attend training.
- iii. 4 Photos (Horizontal)
 - 1. Neighborhood under construction
 - 2. Public Input Meeting
 - 3. Shot of neighborhood with established trees
 - 4. Shot of public space downtown- include pedestrians (or Pine Street Bike Lane)
- iv. Mission Statement (if applicable)
 - 1. The Graham Planning Board takes pride in furthering the recommendations adopted by The Graham 2035 Comprehensive Plan, in an effort to support planned economic and community development that attempts to curb urban sprawl.
- v. Programs to highlight (if applicable)
 - 1. N/A
- vi. Any FAQ's you would like included on the webpage
 - 1. Planning Board Meetings may last up to 4 hours, and it is anticipated that there will be an additional 4 hours of work prior to each meeting.
 - 2. Applicants should have an interest in current and future development.
- vii. Any resource links (if applicable)
 - 1. Related Links from Planning Department
- viii. Any additional information you would like to see included

4. Public comment on non-agenda items. No items

Michael Benesch made a motion to adjourn, Nate Perry seconded. All voted Aye.

No further business the meeting was adjourned.

Respectfully Submitted,
Debbie Jolly